

LAND AUCTION



946.07 AC± | 15 TRACTS | HOPKINS CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/5/25 **AUCTION TIME:** 10 AM CT **AUCTION HELD AT:** BALLARD CONVENTION CENTER
605 E ARCH ST, MADISONVILLE, KY 42431 **PROPERTY PREVIEW:** BY APPOINTMENT



TRACT 1 DESCRIPTION: 66.5± ACRES This 66.5± acre tract in Hopkins County, Kentucky, offers a strong balance of tillable acreage, investment potential, and recreational opportunity. With 62± acres currently planted in soybeans for the 2025 growing season, it provides immediate farm income and future row crop potential. The land features gently rolling topography with established waterways, ensuring quality ground management and sustainability.

Deeded Acres: 66.516
FSA Farmland Acres: 62
Soil Types: Zanesville silt loam, Wellston silt loam
Soil PI/NCCPI/CSR2: NCCPI Average - 64.57
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: Daniel Boone Rd, Nortonville, KY, 42442 Tract 1 66.52 Acres
PIDs: MAP-97-4
Lat/Lon: 37.1734 / -87.5023
Zip Code: 42442



TRACT 2 DESCRIPTION: 1.25± ACRES This 1.25± acre tract in Hopkins County, Kentucky, offers a quiet rural setting ideal for a residential build site. Situated on a dead-end road, the property provides privacy and low traffic while still maintaining convenient access. The land has relatively flat topography, making construction straightforward and versatile for different home layouts.

With 160 feet of road frontage and utilities available along the frontage, this tract is well-suited for building. Whether you're looking to establish a primary residence, a weekend getaway, or a small homestead site, the property provides a manageable size and peaceful location. This is a simple, practical tract with excellent potential for those seeking to build in a quiet country setting.



TRACT 3 DESCRIPTION: 1.25± ACRES This 1.25± acre tract in Hopkins County, Kentucky, offers a quiet rural setting ideal for a residential build site. Situated on a dead-end road, the property provides privacy and low traffic while still maintaining convenient access. The land has relatively flat topography, making construction straightforward and versatile for different home layouts.

With 160 feet of road frontage and utilities available along the frontage, this tract is well-suited for building. Whether you're looking to establish a primary residence, a weekend getaway, or a small homestead site, the property provides a manageable size and peaceful location. This is a simple, practical tract with excellent potential for those seeking to build in a quiet country setting.



TRACT 4 DESCRIPTION: 1.25± ACRES This 1.25± acre tract in Hopkins County, Kentucky, offers a quiet rural setting ideal for a residential build site. Situated on a dead-end road, the property provides privacy and low traffic while still maintaining convenient access. The land has relatively flat topography, making construction straightforward and versatile for different home layouts.

With 160 feet of road frontage and utilities available along the frontage, this tract is well-suited for building. Whether you're looking to establish a primary residence, a weekend getaway, or a small homestead site, the property provides a manageable size and peaceful location. This is a simple, practical tract with excellent potential for those seeking to build in a quiet country setting.



TRACT 5 DESCRIPTION: 1.26± ACRES This 1.26± acre tract in Hopkins County, Kentucky, offers a quiet rural setting ideal for a residential build site. Situated on a dead-end road, the property provides privacy and low traffic while still maintaining convenient access. The land has relatively flat topography, making construction straightforward and versatile for different home layouts.

With 170 feet of road frontage and utilities available along the frontage, this tract is well-suited for building. Whether you're looking to establish a primary residence, a weekend getaway, or a small homestead site, the property provides a manageable size and peaceful location. This is a simple, practical tract with excellent potential for those seeking to build in a quiet country setting.



TRACT 6 DESCRIPTION: 1.28± ACRES This 1.28± acre tract in Hopkins County, Kentucky, offers a quiet rural setting ideal for a residential build site. Situated on a dead-end road, the property provides privacy and low traffic while still maintaining convenient access. The land has relatively flat topography, making construction straightforward and versatile for different home layouts.

With 180 feet of road frontage and utilities available along the frontage, this tract is well-suited for building. Whether you're looking to establish a primary residence, a weekend getaway, or a small homestead site, the property provides a manageable size and peaceful location. This is a simple, practical tract with excellent potential for those seeking to build in a quiet country setting.



TRACT 7 DESCRIPTION: 123.67± ACRES This 123.67± acre property in Hopkins County, Kentucky, provides a strong mix of productive tillable ground and recreational opportunities. With 104± acres of tillable land currently planted in soybeans for the 2025 growing season, the tract offers steady agricultural use while maintaining wildlife habitat across its diverse layout. The farm features gently rolling topography with established waterways that support soil conservation and drainage. Tract 7 is subject to a temporary ingress/egress easement for timber operator to remove timber from Tract 13.

Deeded Acres: 123.67 **FSA Farmland Acres:** 104.6
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 61.86. The lower half of this field is pattern tiled and has a dry pond
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25-2
Lat/Lon: 37.1637 / -87.4984
Zip Code: 42442



TRACT 8 DESCRIPTION: 13.7± ACRES This 13.7± acre property in Hopkins County, KY, offers an all-tillable layout, making it a straightforward agricultural investment with additional potential for residential or recreational use. The entire acreage is tillable and is planted in soybeans for the 2025 growing season, providing an immediate return through crop production. The gently rolling topography adds to its farmability while also giving the land visual appeal and flexibility for future development.

Deeded Acres: 13.759
FSA Farmland Acres: 13.759
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 64.42 - Has dry pond
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25-7
Lat/Lon: 37.1653 / -87.5026
Zip Code: 42442



TRACT 9 DESCRIPTION: 11± ACRES This 11± acre tract in Hopkins County, Kentucky, is an all-tillable property that offers both agricultural value and future versatility. With all 11 acres in production, it is currently planted in soybeans for the 2025 growing season, making it an immediate income-producing investment. The gently rolling topography enhances farmability while also providing visual appeal and ease of management.

Deeded Acres: 11.034
FSA Farmland Acres: 11.034
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 59.86 Has Dry Pond
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25-6
Lat/Lon: 37.1635 / -87.5021
Zip Code: 42442

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

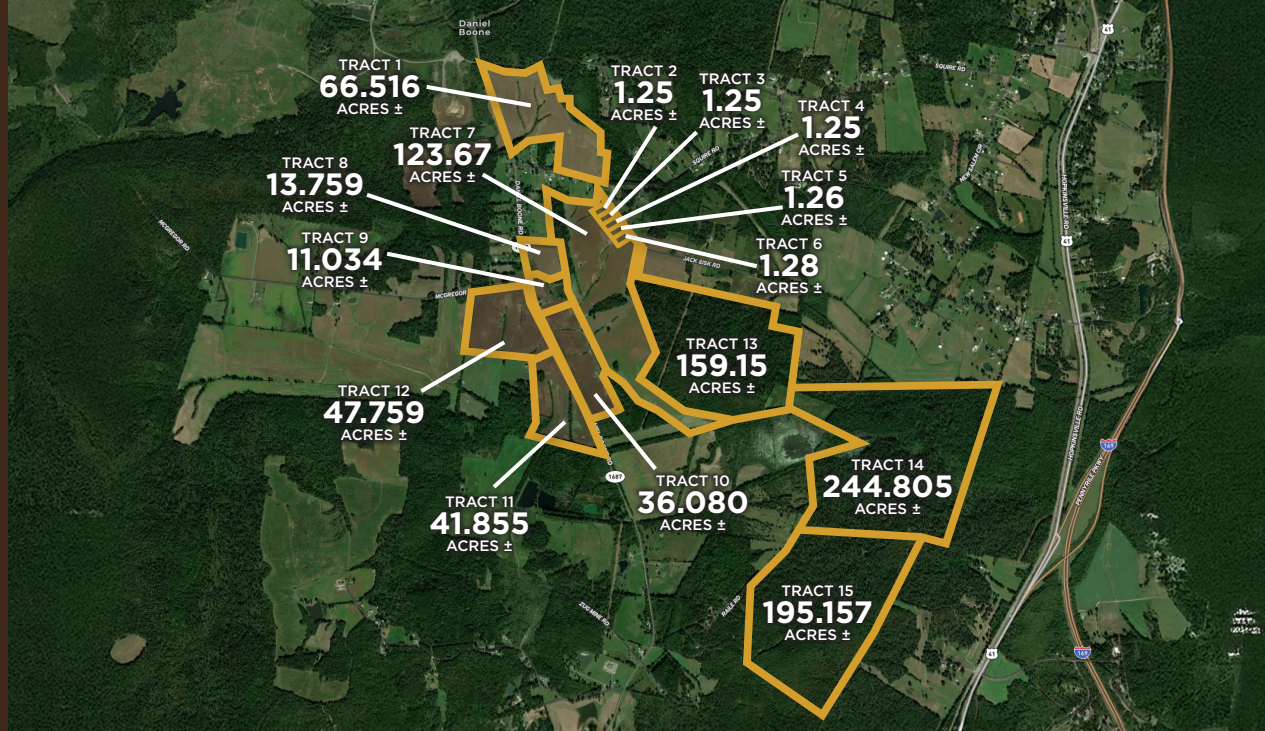
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8019 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8021 | Cody Lowderman, KY Auctioneer, RP 3502



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TRACT 10 DESCRIPTION: 36± ACRES This 36± acre tract in Hopkins County, Kentucky, is a fully tillable property offering strong agricultural potential and flexibility for future development. All 36 acres are currently planted in soybeans for the 2025 growing season, providing immediate income potential while maintaining versatility for other uses. The gently rolling topography enhances the farmability of the property while giving it aesthetic appeal and opportunities for drainage management.

Deeded Acres: 36.080±
FSA Farmland Acres: 36.080±
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 61.34 Has Dry Pond
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25-5
Lat/Lon: 371599 / -87.50
Zip Code: 42442



TRACT 11 DESCRIPTION: 41.8± ACRES This 41.8± acre tract in Hopkins County, Kentucky, is a fully tillable property offering immediate agricultural value combined with long-term development potential. All 41.8 acres are currently planted in soybeans for the 2025 growing season, providing reliable crop production while maintaining options for future uses. The gently rolling topography improves farmability and allows for natural drainage management, while also offering visual appeal across the property.

Deeded Acres: 41.855
FSA Farmland Acres: 41.855
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 64.58. This tract is pattern tiled
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25-8
Lat/Lon: 371571 / -87.5014
Zip Code: 42442



TRACT 12 DESCRIPTION: 47.7± ACRES This 47.7± acre tract in Hopkins County, Kentucky, is a fully tillable property offering agricultural productivity and long-term versatility. The entire 47.7 acres are currently planted in soybeans for the 2025 growing season, providing immediate income while maintaining flexibility for future uses. The gently rolling topography enhances farmability, aids in natural drainage, and provides a visually appealing landscape across the property.

Deeded Acres: 47.759
FSA Farmland Acres: 47.759
Soil Types: Zanesville silt loam, Belknap silt loam
Soil PI/NCCPI/CSR2: Average NCCPI - 63.62
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year

Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 1645 Daniel Boone Rd, Nortonville, KY, 42442
PIDs: Map 97-25
Lat/Lon: 371618 / -87.5048
Zip Code: 42442



TRACT 13 DESCRIPTION: 159± ACRES This 159± acre timbered tract in Hopkins County, Kentucky, offers an exceptional combination of hunting, recreational, and residential opportunities. The property features a 4-bedroom, 2-bath, 1,232 S.F. cabin built in 2021. The cabin includes a spacious living area, a well-appointed kitchen with ample cabinet and countertop space, finished wood walls, and LVP flooring throughout. A utility room and attached garage add convenience, while the large gravel parking area and expansive yard with mature shade trees provide both practicality and aesthetic appeal. Tract 13 is subject to a timber Contract that expires December 31, 2026. The new buyer is to receive the contract payment.

TRACT 14 DESCRIPTION: 244± ACRES This 244± acre all-timber hunting tract in Hopkins County, Kentucky, offers an excellent opportunity for hunters and outdoor enthusiasts seeking a private and versatile property. The tract is characterized by rolling topography with timbered ridges and draws throughout, creating diverse habitat for deer, turkey, and other wildlife. The combination of softwoods and mast-producing hardwoods provides abundant forage, cover, and sanctuary areas, while dense security and bedding cover throughout the property offers ideal habitat for mature whitetails and other wildlife.

TRACT 15 DESCRIPTION: 195± ACRES This 195± acre all-timber hunting tract in Hopkins County, Kentucky, provides a top-quality opportunity for hunters and outdoor enthusiasts. The property features rolling topography with timbered ridges and draws throughout, creating ideal habitat for deer, turkey, and other wildlife. The mix of softwoods and mast-producing hardwoods provides abundant forage, cover, and sanctuary areas, while dense security and bedding cover offer protected areas for wildlife to thrive.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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